



Pennant  
Garth Road | Glan Conwy | Conwy | LL28 5TD

FINE & COUNTRY



# PENNANT

*A magnificent five bedroom, stone barn conversion, forming part of an exclusive development of four individually designed homes on the rural outskirts of Glan Conwy. This beautifully presented property offers a unique reverse level layout, combining traditional charm with a high quality contemporary finish throughout. In addition, a detached barn provides huge potential, all set within manicured gardens, with countryside views.*





### Discover the Pinnacle of Luxurious Living at Pennant

Welcome to Pennant, redefining high end living in North Wales. This unique and impressive, detached, five bedroomed barn conversion, part of a characterful former farmstead, has been meticulously crafted to fuse rustic heritage with modern sophistication. Nestled along a private driveway and enveloped by beautifully landscaped gardens, with sweeping countryside vistas, Pennant promises a lifestyle of tranquillity, elegance, and prestige. With its serene rural setting and no onward chain, this is your opportunity to own a slice of Welsh countryside luxury and embrace a world of refined comfort.

### A Heritage of Timeless Elegance

Rooted in the charm of a historic Welsh farmstead, Pennant stands as an award winning masterpiece of architectural ingenuity. Every element, from the traditional stone facade and slate roof to the exposed timber trusses and vaulted ceilings, honours its pastoral origins while embracing contemporary style. Finished to the highest standards, this residence delivers a seamless blend of old world allure and modern luxury, captivating discerning buyers who seek a home with soul and flare.

### Step Into Spacious Sophistication

Approach through the covered front entrance, where a welcoming reception hallway sets the tone with its practical utility/cloakroom. The upper floor is where the heart of the home sits in the form of an expansive, open plan dining / kitchen, a stylish hub boasting vaulted ceilings, exposed timber trusses, and large roof lights that flood the space with natural radiance. The modern fitted kitchen features gleaming quartz worktops, a central island and premium integrated appliances.

Adjacent spaces enhance the flow: the sitting room offers intimate warmth with a log burner and views as far as the Great Orme, the dining room invites gatherings and nods to both the traditional and contemporary elements of this home and the living room, with stunning beams, log burner and full height windows, provides versatile relaxation. The bespoke, German designed Orangery, with its full height glazed gables, creates a striking reception area overlooking the landscaped gardens and surrounding woodland. With underfloor heating, this space is usable all year round, perfect for savouring morning coffee or hosting soirées in style.





















# SELLER INSIGHT

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## **Please tell us about your journey here?**

“Having both originally grown up in the area and then spending most of our working lives in the north and south of England, France, and a short time in New York we realised we wanted to return to the mountains and sea of North Wales. We first saw the house in 2014 and knew instantly it was the one for us - the unique combination of a traditionally converted stone and timber barn combined with many contemporary eye-catching features. Its quirky layout enabled us to accommodate our large extended family on special occasions yet retaining its warm and welcoming atmosphere when there are just the two of us.”

## **What were your first impressions & enduring feelings?**

“Either after a busy day at the office or an extended international business trip, the picturesque, tranquil, rural setting enables one to unwind immediately. The cosiness and log fires in the winter and numerous seating areas in the garden amongst the spring, summer and autumn flowers and foliage add enormously to the attraction.”

## **What is the story of the home?**

“The original building dates from as early as the 16th century with the first conversion to a dwelling approximately 30 years ago. Since then, there has been further renovation to ensure the spit level accommodation reflects many of the interesting and original features such as exposed roof trusses, stonework and restored window shutters. During our tenure we feel we have enhanced the property with the addition of a Wintergarden Conservatory which enables us to enjoy the garden all year round. Also, the renovation and partial glazing of the large, detached Dutch barn has provided a unique outdoor entertainment area. This approximately 50 sq metre stone building has tremendous further potential.

## **What is everyday life like at Pennant?**

“We feel the open plan kitchen with island and the dining area up a few steps feels like the hub of the home during the day. The classical dining room with dual aspect windows provides an ideal entertaining area with seating for up to 12 guests. The two separate sitting rooms with exposed trusses allow for independent space when occasionally needed. The glass conservatory gives stunning views of the countryside, small copse and garden. The garden is our pride and joy having been painstakingly landscaped and reconfigured over the past 10 years.”

## **Tell us about why it is suitable for a family & what connections are close by?**

“There is a primary school in the village and 2 secondary schools on a bus route. There are also two well regarded independent mixed schools in the locality that cater for both day pupils and boarders. Plus, Bangor university 20 miles along the coast. There are numerous opportunities for families with children to enjoy the great outdoors, with 5 stunning beaches 15 minutes' drive away and local mountain walks and trails to suit all ages on the doorstep.

Despite its rural location the A55 is just 5 minutes away with its excellent transport connections by road with two international airports (Liverpool and Manchester) just an hour and a quarter's drive away. There is also a station 10 minutes drive away with excellent rail links to London, Manchester, Liverpool and Chester.”

## **What is the community & lifestyle like?**

“Being on the edge of the Snowdonia National park offers numerous opportunities for outdoor pursuits, such as walking, climbing, sailing, canoeing, paddleboarding etc... not forgetting ZipWorld and all it has to offer nearby. In the medieval town of Conwy (a world heritage site) and the Victorian resort of Llandudno there are numerous popular cafes, pubs and restaurants and throughout the year there are various cultural events in Conwy Castle and Venue Cymru.

## **Can you tell us about some memorable moments?**

“There have been numerous precious events at Pennant over the years including family Christmases, dinner parties, New Years Eve celebrations, Easter egg hunts and a significant outdoor gathering in the barn and garden at the end of lockdown in July 2021.”

## **What are your thoughts looking ahead?**

“Pennant is such a versatile property we are sure it could potentially appeal to a very wide cross section of people looking for a new home.”

## **Your parting thoughts?**

“We have really enjoyed living in and developing Pennant and hope the next owners will enjoy it as much as we have; there is still plenty of potential for them to put their stamp on it going forward. The memories we have will be with us forever.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















Descend via separate staircases to the lower ground floor, where the guest bedroom features an ensuite shower room and storage. Bedrooms one and two are supported by a stylish bath and shower room. Bedroom three has a dedicated dressing room and all bedrooms offer generous proportions brimming with character and features like patio doors to the front garden. The versatile fifth Bedroom is currently used as a home office and caters to hybrid lifestyles and is supported by an additional, luxurious shower room.















### **Beyond the Main Residence: Versatile Luxury**

Pennant extends its allure with a detached, three bay, stone barn, a standout feature offering sheltered outdoor entertaining or al fresco dining space. With potential for conversion into a large garage, games room, or additional accommodation (subject to the relevant consents), this versatile space adds endless possibilities, whether for family fun, hobbies, or even income generation. The impressive stone work and intricate exposed timbers make this striking building as intriguing as it is practical.

### **An Idyllic Retreat in Nature's Embrace**

Pennant is set within enchanting, landscaped gardens, with a manicured lawn, sun drenched seating terraces, well stocked borders and a romantic rose garden boasting 100 David Austin roses. Multiple patio areas invite outdoor gatherings, while the countryside views provide a breathtaking backdrop for relaxation. Landscaped with care and enhanced by external features, the grounds exude tranquillity and sophistication, offering a true escape into North Wales' natural beauty.

### **Practical Elegance for Modern Living**

There is ample gravelled parking and turning space as well as an EV charging point. With mains electricity, water and drainage, plus oil fired central heating for year round comfort, Pennant balances prestige with practicality.

### **Location**

Conveniently situated on the rural outskirts of Glan Conwy, Pennant is within easy reach of the North Wales coast and the historic town of Conwy. Nestled in the Conwy Valley on the edge of Snowdonia National Park, it offers spectacular mountains, lakes, and outdoor adventures. Good travel links connect to Manchester, Liverpool, Chester and a mainline station just 10 minutes away provides swift journeys to London. Pristine beaches, coastal resorts, and championship golf courses are on your doorstep, while Conwy Castle, a UNESCO World Heritage site, is only 4 miles away. Bangor, a vibrant university city, is a mere 30 minute drive. Families benefit from proximity to leading independent schools like Rydal Penrhos and St David's College, plus catchment for comprehensives such as John Bright School (6 miles) and Ysgol Aberconwy (5.3 miles). Here, rural serenity meets modern convenience, delivering the best of both worlds.

### **Your Dream Lifestyle Awaits**

Imagine awakening each day to the peaceful allure of North Wales, surrounded by history, luxury, and nature's embrace. Pennant is more than just a home. Whether you desire a distinguished family residence, a tranquil retreat, or a property with versatile potential, this barn conversion gem delivers it all. Don't let this rare opportunity pass you by. Contact us today to arrange your private viewing and secure your place in one of Wales' most coveted rural enclaves.















### Additional Information

Services: Mains electricity, water and drainage. Oil fired central heating.

Council Tax: Band G.

Local Authority: Conwy.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 4 Mbps (highest available download speed) – 0.5 Mbps (highest available upload speed)

Ultrafast – 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed)

Mobile coverage: Variable in-home, good outdoor (Information taken from checker.ofcom.org.uk)

**\*\*We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. \*\***

Directions: Using the app what3words type in: health.merchant.storybook

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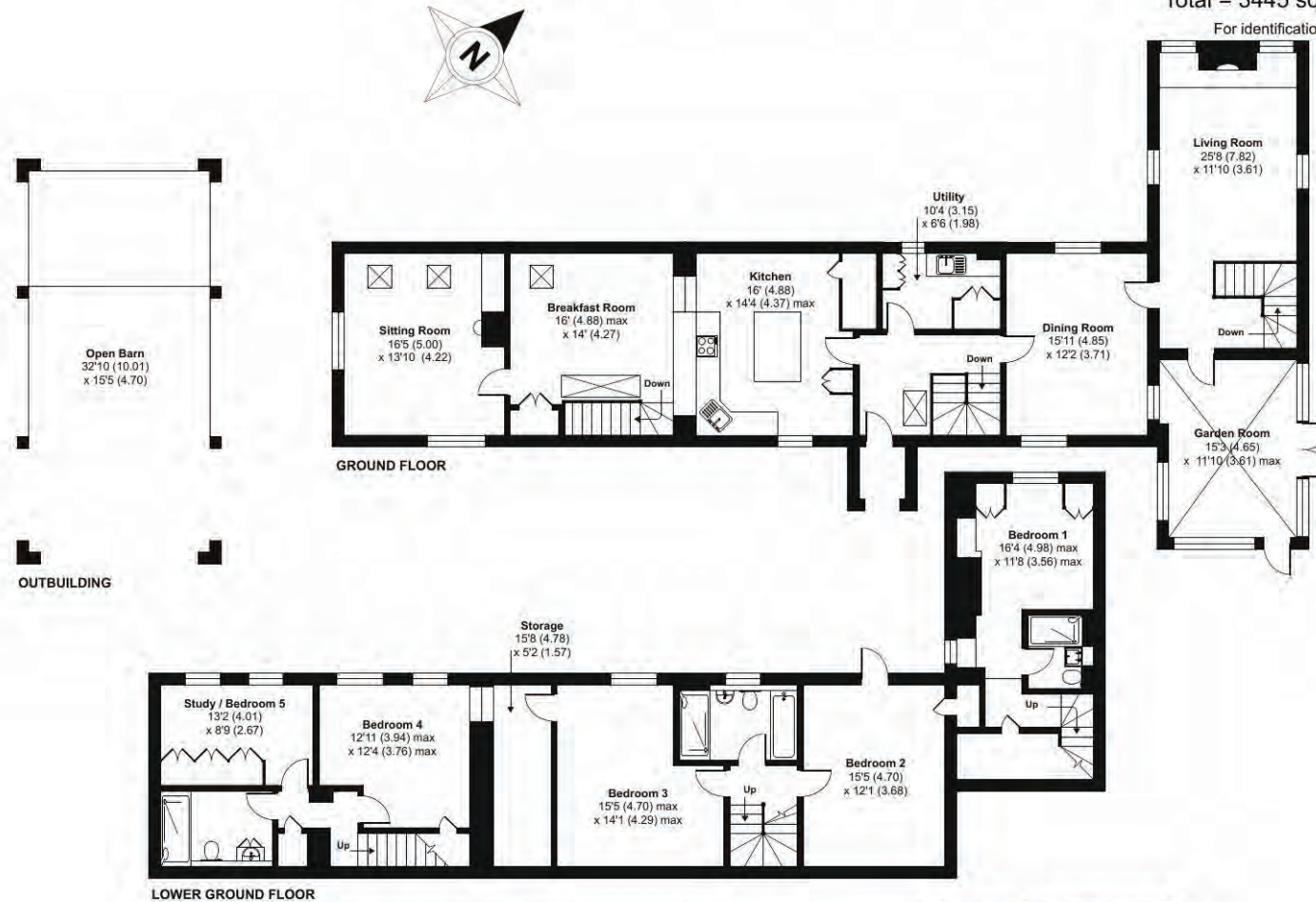
# Garth Road, Glan Conwy, Colwyn Bay, LL28

Approximate Area = 2932 sq ft / 272.3 sq m

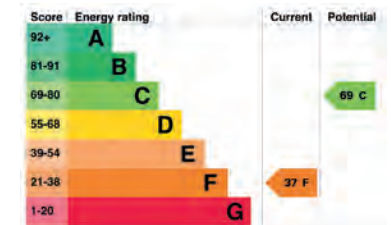
Outbuilding = 513 sq ft / 47.6 sq m

Total = 3445 sq ft / 320 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Fine & Country (North Wales). REF: 1380575



Offers over £950,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 09.12.2025









# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



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